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Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

419,000 / 419,000

USE VALUE:

419,000 / 419,000

ASSESSED:

419,000 / 419,000


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
120		MEDFORD ST, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1: LECCACORVI RICHARD C & LISA/TR	
Owner 2: RICHARD LECCACORVI TRUST	
Owner 3: LISA LECCACORVI TRUST	

Street 1: 120 MEDFORD ST #1

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: LECCACORVI RICHARD C-ETAL -

Owner 2: LECCACORVI LISA A -

Street 1: 120 MEDFORD STREET #1

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1961, having primarily Vinyl Exterior and 1092 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7044																

Use Code		Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description		User Acct	
102		0.000		419,000						419,000					
Total Card		0.000		419,000				419,000							
Total Parcel		0.000		419,000				419,000							
Source: Market Adj Cost															

PREVIOUS ASSESSMENT

Tax Yr		Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV		412,900	0	.	.	412,900	412,900	Year End Roll	12/18/2019
2019	102	FV		424,100	0	.	.	424,100	424,100	Year End Roll	1/3/2019
2018	102	FV		375,600	0	.	.	375,600	375,600	Year End Roll	12/20/2017
2017	102	FV		342,900	0	.	.	342,900	342,900	Year End Roll	1/3/2017
2016	102	FV		342,900	0	.	.	342,900	342,900	Year End	1/4/2016
2015	102	FV		317,200	0	.	.	317,200	317,200	Year End Roll	12/11/2014
2014	102	FV		303,000	0	.	.	303,000	303,000	Year End Roll	12/16/2013
2013	102	FV		303,000	0	.	.	303,000	303,000		12/13/2012

Parcel ID 047.C-0001-0001.0

!4046!

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LECCACORVI RICH		70126-489		10/25/2017	Convenience		1	No		
CHEN LIAN CHUAN		21972-342		4/24/1992		128,000	No	No	Y	

TAX DISTRICT

PAT ACCT.

4046

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/4/2011	1241	Re-Roof	5,000					

ACTIVITY INFORMATION

Date	Result	By	Name
7/11/2018	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good			BK:20464 PG: 99 643-0851, Building Number 1.													
Sty Ht: 2 - 2 Story				A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																
Foundation: 1 - Concrete				A 3QBth:	Rating:																
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good																
Prime Wall: 4 - Vinyl				A HBth:	Rating:																
Sec Wall:		%		OthrFix:	Rating:																
Roof Struct: 1 - Gable				OTHER FEATURES																	
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units: 1													
Color: BLUE				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
View / Desir: N - NONE				Frl:	Rating:																
GENERAL INFORMATION				WSFlue:	Rating:																
Grade: C - Average				CONDOS INFORMATION																	
Year Blt: 1961	Eff Yr Blt:			Location:																	
Alt LUC:		Alt %:		Total Units:																	
Jurisdct:		Fact: .		Floor: 1 - 1st Floor																	
Const Mod:				% Own: 50.000000000																	
Lump Sum Adj:				Name: 86 - 7044																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:		No Unit	RMS	BRS	FL								
Prim Int Wall: 2 - Plaster				Functional:				Interior:		1	5	2	2								
Sec Int Wall:		%		Economic:				Additions:													
Partition: T - Typical				Special:				Kitchen:													
Prim Floors: 3 - Hardwood				Override:				Baths:													
Sec Floors:		%		Total:	18.6 %			Plumbing:													
Bsmnt Flr:				CALC SUMMARY				Electric:													
Subfloor:				Basic \$ / SQ: 295.00				Heating:													
Bsmnt Gar:				Size Adj.: 1.35000002				General:													
Electric: 3 - Typical				Const Adj.: 1.00999999				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL					
Insulation: 2 - Typical				Adj \$ / SQ: 402.232				Rate	Parcel ID	Typ	Date	Sale Price									
Int vs Ext: S				Other Features: 75500																	
Heat Fuel: 1 - Oil				Grade Factor: 1.00																	
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000																	
# Heat Sys: 1				NBHD Mod:																	
% Heated: 100		% AC:		LUC Factor: 1.00																	
Solar HW: NO	Central Vac: NO			Adj Total: 514738																	
% Com Wall	% Sprinkled:			Depreciation: 95741																	
				Depreciated Total: 418997																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 047.C-0001-0001.0												IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value			
More: N	Total Yard Items:					Total Special Features:								Total:							
AssessPro Patriot Properties, Inc																					